

VIEW OF CHEVY CHASE WOODED SLOPE AND SOME OF ITS ATTRACTIVE HOMES



ONE OF MANY CHARMING SCENES IN A POPULAR NORTHWEST SUBURB.

New Chevy Chase Open, In Limits of District, Ideal Residence Spot

Planned to Rival Chevy Chase, Md., Its Close Neighbor—Strict Restrictions to be Placed on Building.

A brand-new suburban subdivision is being opened today. This is a tract of forty acres that has been subdivided into 232 building lots, at Chevy Chase, just inside the District line, to be known as Chevy Chase, D. C. It lies to the southeast of Chevy Chase, Md., just south of the circle and east of Connecticut avenue. The land is higher than any in or about Chevy Chase, and being inside the District it will benefit by all the improvements made by the government.

Its improvement will be commenced at once. Streets will be laid off ninety feet in width, alleys provided, and sidewalks

laid. The present foliage will be added to by planting a large number of shade trees. A complete system of sewerage and water pipes will also be put in.

Close Building Restrictions.

Chevy Chase, D. C., is planned to be strictly a high-class suburban residence property. Houses built on Connecticut avenue must be at least \$5,000 in value and those on other streets will be restricted to not less than \$3,500. Apartments, rows of houses, and stores of all kinds are barred. It is even proposed to sell only alternate lots, in order that purchasers may later if they so desire buy an adjoining lot. The section is bound to conform to the already high standard of Chevy Chase, Md., one of the very choicest residence suburbs about Washington. With the restrictions set upon building and taking into consideration the location of the subdivision, it would be difficult to see how it could be anything else than of the highest class.

Scene of a Novel.

Chevy Chase is probably the best-known of all of Washington's suburbs.

It is the scene of that widely read and clever novel, "The Man on the Box," which was recently dramatized. It is safe to say that the thousands who read the book and witnessed the play have a very high conception of the character of Chevy Chase as a residential suburb. The conception given by the book is justified in fact. Those who know the place, with its hundreds of beautiful homes, its rich foliage and green surroundings, recognize in it one of the prettiest suburbs not only of Washington, but of any city.

Approach Improved.

Great improvements have been made in Connecticut avenue in the last few months. The worst grades have been cut down and the hollows filled in so that now the drive from the city is a much easier one. Service on the street cars running to Chevy Chase out Connecticut avenue has also been improved, making the suburb easily accessible to the city by trolley, carriage or auto.

The distance of this suburb from the city proper will insure its character as

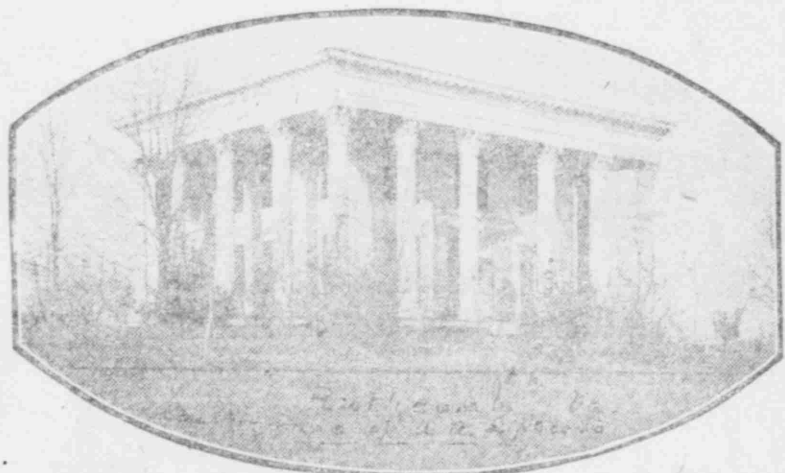
a purely residential suburb for many years to come. It will remain almost permanently a community for the most select character. Its residents will enjoy indefinitely all of the pleasures of country residence, with none of its drawbacks and with practically all of the advantages to be gained by city residence.

Beautiful Summer Drive.

The trolley ride to Chevy Chase on a summer evening is one of the most delightful trips about Washington. Connecticut avenue for miles is lined with honeysuckle vines that, with the refreshingly cool air in contrast to that of the heated city, make the ride or drive most enjoyable. It would almost be worth while to have a home in Chevy Chase for the sake of the ride or drive to and from it, if for no other reason.

Is there a Washingtonian that does not know this suburb? Most know its history; all have heard of it, surely, and all who have seen it and most have are impressed with its beauty, charm, and desirability as a high-class residence section.

BEAUTIFUL COUNTRY HOMES ON LIVINGSTON HEIGHTS



Virginian Suburb of Washington on Old Dominion Line Shows Rapid Growth—Property Sold Under Restrictions to Maintain Standards.

Old Virginia is contributing very largely just now to the available and desirable suburban properties about Washington. The Old Dominion line has opened a territory that is fast becoming very popular in this respect. It traverses many pretty little villages, and touches many historic places and houses. On a single fare from any point in the District, one can travel for about three and a half miles through Virginia, making suburbs on this line very accessible to the city.

One of the noteworthy developments in this territory is the coming of a young ladies' seminary from Kentucky, to occupy the residence formerly owned by George N. Seigmüller, about three miles from Washington. A picture of this place appears on the first page of this section. The country abounds in beautiful landscapes, and its altitude makes it especially desirable for suburban residence purposes. It being in most places 200 feet above the city.

Rothcomb Hall.

One of the most interesting of the old houses to be seen on this line is known as Rothcomb Hall. This beautiful country mansion stands upon a commanding hill, overlooking the city. Its great architectural beauty, combined with its prominent location, has made it a landmark in this region.

Another well-known estate is Netherfield Farm, the country place of the surgeon general of the navy, P. M. Rixey. It contains 230 acres of rolling meadow and woodland. The site upon which the house stands is famed throughout the section for its magnificent views. From this point all of the country to the north and west of Washington lies in full view, seemingly hundreds of feet below.

Woodmont and The Glebe.

Other beautiful and interesting places are Woodmont, on which the home of Col. C. S. Doubleday is situated; and the Glebe estate. Just before the death of the late President McKinley, Governor Herlick of Ohio entered into negotiations for the purchase of this estate, intending to present it to the late President had he lived.

Occupying a beautiful plateau of ninety acres or more, at the highest

point touched by the electric road, is Livingston Heights. This property is one hundred feet higher than any suburban community around Washington and within easy and quick access to the city.

The class of homes already there es-

tablishes its character as a suburb. They range in price from \$2,500 to \$15,000 and are owned by Washington's leading citizens. The property is sold under restrictions which guarantee a continuance of the high standard already set. Favored by nature to a remarkable degree and improved by an excellent car service, Livingston Heights appeals to those who seek a home in the vicinity of the Nation's Capital. Lots of any size are available.

To those sharing the almost universal belief that the Capital of the United States is destined to become one of the leading cities of the world, and who desire to secure a home here, no better opportunity is offered than Livingston Heights. In a section abounding in historic interest, surrounded by magnificent estates and picturesque Virginia homesteads, at an altitude which affords superb views and a clear, pure atmosphere, this property is an ideal place for home-seekers or investors.

REAL ESTATE REAL WEALTH.

Real estate is the foundation of all wealth. It cannot be dissipated, lost, nor stolen. It gives you a better credit or standing than any other security. The courts recognize this and require real estate security, as well as favor investments of trust funds in real estate. The most substantial and wealthy people are real estate investors. You can prove this by such men as our leading bankers, or by the wealthy in your immediate neighborhood.

Capitol Heights Tract Haven of Home Seekers

Among the suburbs that have sprung into wide popularity in a very short time is Capitol Heights. In the northeast section, within easy reach of the city by electric railway lines, for one fare.

In the neighborhood of 3,000 lots have been sold within the three years it has been on the market, and today handsome cottages are to be found on every street of the subdivision.

Excellent Drainage.

The whole section has admirable natural drainage, and the streets are well cared for. There are excellent concrete bridges, a splendid school house and

a town hall in the course of construction.

One of the most interesting and inviting features of the suburb is the seeming unanimity of feeling among the residents that they have a delightful section. They take the same degree of pride in Capitol Heights as they would if it were a regularly incorporated city. Its citizens' association is active, and the entire atmosphere is that of a people pulling together for the best interests of the community.

Among the many improvements of the last few months is a large three-story store which is now nearing completion.

REALTY DEALERS PLEASSED WITH MARKET CONDITIONS IN THE DISTRICT TODAY

J. Louis Willige Tells of Unusual Development in Certain Sections of Washington in Recent Months.

J. Louis Willige, president of the Willige, Gibbs & Daniel real estate corporation, in conversation with a Times reporter yesterday, expressed genuine satisfaction with the present condition of the real estate market in Washington.

"The real estate situation," said he, "divides itself naturally into a consideration of, first, the present state of the market, and secondly, the conditions which may be expected to influence its future development. The known facts of the past afford the only reliable basis for judging the probable events of the future, and real estate, like most other things, follows certain natural laws in its development. While some unusual occurrences, such as, for example, the establishment of the new Union Station on the site selected, may cause a temporary upheaval in values, this is the exception and not the rule, and we may, with our knowledge of the existing conditions, predict with reasonable accuracy what will happen in the proximate future."

"One of the most striking features of the market at this time is the remarkable impetus which has been given to values in the business section. I refer to the downtown district between Seventh and Fifteenth streets, and B and H streets northwest. Residences in this section, which a decade ago could have been bought at from \$5,000 to \$10,000 are now actually sold at prices ranging from \$2,000 to \$40,000, and converted into business buildings, and no one can intelligently state what the development of prices will be, the demand for such properties has so steadily and rapidly increased. This is due, in some degree, to the concentrated effort on the part of certain large interests to transfer their places of business from the older long-recognized commercial centers to the environment of Fifteenth and H streets, which has had a decided tendency to increase the prices of the intervening properties, though strange to say, without in the least reducing the values in the former location.

Washington Recognized Center.

"Washington has become so generally recognized as the seat of government of the most progressive of all modern nations, and consequently bound to enlarge with rapid strides in proportion as the governmental agencies located here multiply, and increase their activities, that the central business district may be absolutely depended upon to increase in importance, and in its land values, so long as the Government exists. There is not an office building with modern equipments in the entire downtown section that is not fully occupied, and paying a handsome return on the investment which it represents, and capitalists are more and more inclined to place

All the houses in the suburb are substantially built and show the character of the home-seekers. The suburb is essentially suited to the man with a family who cannot afford to buy a home in the more fashionable centers, but who wants to rear his children in healthful surroundings and at the same time be able to carry on his own work in the city.

their money in these business propositions at the present market values, feeling sure that they are bound to realize, not only an assured income from the beginning, but the benefit of steady advances in value, which latter consideration is of first importance.

"Another feature of the real estate situation which impresses me as worthy of special comment," says Mr. Willige, "is the large number of out-of-town buyers for fine residence sites, and already invested properties of this character. There has been especial activity in this direction in the neighborhood of New Hampshire avenue and S street, west of Twenty-second street. In the subdivision known for some years as Blair Heights, singularly enough, there is a relatively small number of such properties on the market—indeed, much smaller than is commonly supposed—and it is only by the utmost endeavors that agents are able to even partially satisfy the demands of patrons for this class of properties."

Residential Section Greatly Extended.

"The rapid extension of the business section in a northwesterly direction, and the improvement of a very large percentage of the available building ground with houses occupying a considerable amount of space, is resulting in a congestion of the older residential territory, and, as a result, compelling the improvement with modern dwellings of the vast area extending in fan-shaped fashion behind the early established boundaries of the northwest. This movement has been accelerated by the rapid development, by rows of buildings, of the streets on the 'heights,' and our experience has shown that these dwellings are occupied quite as rapidly as they can be made ready for the purchasers."

"But by far the greatest impetus to this extension has been the interesting of large areas of formerly agricultural land by the most modern and up-to-date electric street railways. It is almost impossible to over-estimate the influence which these arteries of transportation have had upon the development of the fashionable suburbs of the northwest. Chevy Chase is now as near to the Capitol, considering the time of travel, as Georgetown was in the days of the horse-car, and localities which were formerly regarded as too remote for occupancy by Government clerks and other residents who could allow only a reasonable amount of time for going to and from their daily tasks, are now quite accessible, and, indeed, furnish the best possible environments for refined and rational living."

"The most important instance," says Mr. Willige, "of the effect of street railway extension on local suburban development is that afforded by the projection of the seventh Fourteenth street car service to and beyond the famous Saul nursery tract. The subdivision known as Saul's Addition, which is bisected by the Fourteenth street car line, has been converted in two years from what was practically virgin territory into a substantial addition to the Capital City."

Natural Beauty of Saul Tract.

"The visitor to this new locality can scarcely realize that in 1905 there was not a single evidence of artificial development there. The natural beauty of the surroundings has, of course, been preserved, and the attractiveness of the view has been materially enhanced by the wise foresight with which the streets have been planned and laid, and the architectural excellence which has been displayed in the improvements. It is simply marvelous what the owners of this fine property have accomplished."

Cleveland Park

Washington's Choicest Suburb



Every possible city advantage, with all the attractiveness of the country. Not one undesirable feature; no unsightly buildings or unpleasant surroundings.

Connecticut avenue and Massachusetts avenue are the lines of highest-class growth—the palaces of the future in Washington will be built on or near these thoroughfares; Cleveland Park lies directly between these avenues. Enhancement in values there is inevitable.

Prices Not High in Cleveland Park

Despite its overwhelming superiority and manifest advantages over all other outlying portions of Washington, prices there are no higher than in many other suburbs, and when all is considered, are really lower. Property will never again be so cheap. The supply is limited and must become more so, while the demand grows greater.

Features of Cleveland Park

City water, sewer, gas, and electric light.
Special police and fire protection.
Elevation 300 feet above White House.
Two car lines.
Perfect drainage.
In the direct line of the city's best growth.
No houses in rows.
No unsightly structures.

Surrounded on all sides by property of highest character.
Freedom from city's heat, noise, and dust.
Close proximity to Rock Creek Park.
Hundreds of natural forest trees.
Scores of artistic homes by best architects.
Diversified scenery.
Historical associations.
Not far out.

Artistic Homes in Cleveland Park \$6,000 and Upward

Lots Also. See Us for Prices.
Souvenir Post-Cards of Cleveland Park Free at Our Office.
Let Us Arrange to Take You to See Cleveland Park.

MOORE & HILL (Inc.)

(Exclusive Agents)

1333 G Street Northwest

(Adjoining Colorado Building)

Headquarters for Everything in Real Estate

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WHITE PEOPLE ONLY

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No Taxes No Interest

Capitol Heights

Public School

ONE Carfare

Take H Street Car, Get Off 61st

Street N. E.

\$1 DOWN

\$1 MONTH